VALUATION REPORT

Kottarakkara Service Co-operative Bank Ltd | Asset KTSB26P0002

Valuation Summary

Asset	**1.2 acre rubber plantation with road frontage, Kottarakkara**
Category	**Vacant Land - Agricultural Land**
Location	**Kottarakkara, Kollam**
Valuer	**Er. K. Radhakrishnan, Chartered Engineer (Govt. Approved Valuer)**
Date of Valuation	**21 Jul 2026**
Fair Market Value	**Rs. 56,82,000**
Realisable / Reserve Value	**Rs. 45,00,000**

Property Particulars

Land Area	**120 cents**
Built-up Area	**-**
Carpet Area	**-**
Bedrooms / Bathrooms	**-**
Floors / Year Built	**-**
Furnishing / Facing	**/ West**
Road Access	**PWD road frontage (20 ft)**
Survey No. / Village	**230/2 / Kottarakkara**
Taluk	**Kollam**
Title Deed No.	**1510/2015**

Valuer's Remarks

The undersigned has inspected the above asset on 21 Jul 2026 at the request of Kottarakkara Service Co-operative Bank Ltd. The valuation is arrived at on the basis of prevailing market rates in the locality, physical condition, age and marketability of the asset. The distress sale value has been considered for fixing the reserve price for the e-auction.

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